

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project Name:** Edewaard Development Comp.  
LLC/Tarpon River Springs

**Case #:** 54 R 03

**Date:** July 8, 2003

**Comments:**

1. No Comments

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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Edewaard Development Comp.  
LLC/Tarpon River Springs

**Case #:** 54 R 03

**Date:** July 8, 2003

**Comments:**

1. Comments will be available at the meeting.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Edewaard Development Comp.  
LLC/Tarpon River Springs

**Case #:** 54 R 03

**Date:** July 8, 2003

**Comments:**

1. Fire sprinkler systems required at permit.
2. Show all fire mains and sprinkler mains on civil plans.
3. Show hydrants.
4. Provide flow test.

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**Division:** Info. Systems

**Member:** Mark Pallans  
(GRG)  
954-828-5790

**Project Name:** Edewaard Development Comp.  
LLC/Tarpon River Springs

**Case #:** 54 R 03

**Date:** July 8, 2003

**Comments:**

1. No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Edewaard Development Comp.  
LLC/Tarpon River Springs

**Case #:** 54 R 03

**Date:** July 8, 2003

**Comments:**

1. All Tree Preservation Ordinance requirements apply. Show all existing trees and palms. Special requirements would apply to “existing, large desirable trees”, if applicable. For trees removed, equivalent replacement to be above min. site Code reqts.
2. Make sure all utilities that would affect proposed planting, such as overhead power lines, are shown on the Landscape Plan. If applicable, overhead lines should be placed underground.

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<b>Division:</b>	Planning	<b>Member:</b>	Lois Udvardy 954-828-5862 <a href="mailto:loisu@ci.fort-lauderdale.fl.us">loisu@ci.fort-lauderdale.fl.us</a>
<b>Project Name:</b>	Edewaard Development Comp. LLC/Tarpon River Springs	<b>Case #:</b>	54 R 03
<b>Date:</b>	July 8, 2003		

Site Plan Approval/3-unit cluster home development/RD-15  
1111-1115 S.W. 4 Ave.

**Comments:**

1. Cluster developments are subject to review by Planning and Zoning Board. Criteria for review are Adequacy Review, Sec. 47-25.2; Neighborhood Compatibility Review, Sec. 47-25.3, and Cluster Dwellings, Sec. 47-18.9. Please provide a point-by-point narrative addressing each of these sections prior to submittal for Planning and Zoning Board.
2. Include in the Cluster development narrative how the architectural style is compatible with and complimentary to adjacent structures (Sec. 47-18.9.C.5.) Provide drawings and photos of adjacent structures.
3. Pursuant to Sec. 47-18.9C.6. Entrance requirements, the principle entrance to each unit shall be a roofed concrete landing a minimum of three (3) feet by five (5) feet. Delineate on site plan and elevations how this requirement has been met.
4. A shared amenity is required (Sec. 47-18.9.B.). Indicate location and type of amenity on site plan.
5. Indicate specific setbacks provided on table on sheet SP-1 (5+ and 15+).
6. Show the outline and use of adjacent buildings on the site plan and elevations.
7. Recommend presenting proposal to neighborhood association (Tarpon River) and neighbors prior to Planning and Zoning Board meeting.
8. Discuss easement dedication for sidewalk with Engineering.
9. Discuss garage backout distance with Engineering.

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10. Response to all comments shall be provided within 90 calendar days or project may be subject to additional DRC review.
11. Additional comments may be forthcoming at DRC meeting.

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<b>Division:</b>	Police	<b>Member:</b>	Det. Gary J. Gorman 954-828-6421
<b>Project Name:</b>	Edewaard Development Comp. LLC/Tarpon River Springs	<b>Case #:</b>	54 R 03
<b>Date:</b>	July 8, 2003		

**Comments:**

1. Will impact resistant glass be used?
2. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
3. Will all garages have secondary locking devices?
4. Will first floor entry doors have 180 degree viewing devices? (peep hole)
5. All entry doors and locking devices will have sufficient security rating.
6. Will each unit have a perimeter security system to include glass break detection, and panic buttons for emergency conditions?
7. Landscaping will not obstruct door/window views.
8. Will there be sufficient lighting to illuminate the side covered entrances and walkways to units 1111 and 1115?
9. Why is the entrance to unit 1113 not covered?
10. Will CCTV be used to monitor the side entrances/brick paver walks to units 1111 and 1115?
11. Please submit comments in writing prior to DRC sign-off.



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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Edewaard Development Comp.  
LLC/Tarpon River Springs

**Case #:** 54 R 03

**Date:** July 8, 2003

**Comments:**

1. Provide a narrative outlining how the proposed cluster development complies with section 47-18.9 section by section.
2. Provide design details for the aluminum rail fence.
3. Dimension covered roofed entries.
4. Cluster dwellings, shall be provided with a least one shared amenity for the use by the inhabitants of that building pursuant to section 47-18.9.B.
5. Dimension the variations of roof height as required in section 47-19.9.C.4.
6. Access drives that directly abut parking spaces shall comply with the provisions pf Sec. 47-20.11, Geometric Standards. A minimum of eighteen (18) feet.
7. Gate shall not swing into the right-of-way. Dimension gate widths and fence setbacks from the property lines.
8. Additional comments may be discussed at DRC meeting.